

# NW 79th Street Community Redevelopment Agency

[www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp](http://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp)



## **September 25, 2024**

Arcola Lakes Public Library  
8240 NW 7th Avenue, Miami, FL 33150  
6PM

- I. Call to Order
- II. Roll Call
- III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker
- IV. Approval of Agenda
- V. Approval of Minutes
  - A. June 27, 2024 – Regular Meeting
  - B. July 31, 2024 – Board Tour
- I. MHCP Colab, Economic Development Coordinator
  - A. Follow-up Discussion, Board Retreat
  - B. Prioritization of Short-, medium-, and long-term goals
- VI. New Business
  - A. FY 2024-2025 Board Budget Discussion
- IX. Adjournment

# NW 79th Street Community Redevelopment Agency

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## 2024 Meeting Dates\*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 24th~~

~~·Wednesday, February 28th~~

~~·Wednesday, March 27th~~

~~·Tuesday, April 30th~~

~~·Tuesday, May 28th~~

~~·Thursday, June 27th~~

~~·Wednesday, July 31st~~

~~·August Board Recess~~

~~·Wednesday, September 25th~~

·Wednesday, October 30th

·Wednesday, November 27th

·Wednesday, December 11th

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>  
(CRA webpage)

<https://www8.miamidade.gov/global/calendar/global.page>  
(Miami-Dade County webpage)

Contact: Miami-Dade County - Office of Management & Budget  
(305) 375-5143

\*Meeting dates are subject to change due to unforeseen circumstances.



**NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY  
REGULAR MEETING**

**OFFICIAL MINUTES – Thursday, June 27, 2024**

I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:27 p.m.

II. Roll Call and Introductions –

Aaron McKinney, Chairman	Present
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Absent

Others Present:

Vivian Cao, Chimene Graham, and Nicole Jordan, Miami-Dade County, Office of Management & Budget (OMB)  
Terrence A. Smith, Miami-Dade County, County Attorney's Office (CAO)  
Melissa Hege and Matthew Hege, MHCP COLAB  
Alice Townsend, Neighbors and Neighbors Association

III. Public Comment/Reasonable Opportunity to be Heard – Mr. Williams stated that there is no communication with residents from the County and residents are being priced out of the community. Chairman McKinney stated that there is always a direct-line of communication and an open and collaborative process from the CRAs perspective. Mr. Mac McCoy provided an update on the NW 18<sup>th</sup> Avenue Broadway Corridor project, such as future development and partnerships with various County departments. Mr. Munir Ingram inquired about the developmental land, which the Chairman stated that there are no concrete plans at the moment and the Board is in the process of updating the redevelopment plan. Ms. Wanda Wright brought to the attention of the Board the various potholes in the street and lack of street lighting/lines in the area. Ms. Wright also spoke about various code violations in the area near NW 85<sup>th</sup> Street and NW 22<sup>nd</sup> Avenue. Mr. Richard Johnson stated there is a problem in the neighborhood with septic tanks.

IV. Approval of Agenda – Nadege Vilsaint moved to approve the agenda, with a second from Gilbert Saint Jean, Jr. Motion passed.

V. Approval of May 28<sup>th</sup>, 2024, Minutes – Nadege Vilsaint moved to approve the minutes with a second from Dr. Gilbert Saint Jean, Jr. Motion passed.

VI. MHCP Colab, Economic Development Coordinator –

A. Economic Outlook– Ms. Melissa Hege provided an update of Phase 1 of the contract (Discovery Phase) which includes an inventory of vacant land/redevelopment opportunity and the communication strategy. Ms. Hege stated they are conducting outreach in the community and are planning the Board's retreat. Ms. Hege stated the purpose of the board retreat will be to discuss what the vision of the Board will be and create an action plan with short-, mid- and long-term goals. Ms. Hege elaborated on the County's future transportation/transit plans for a station in the Area and road maintenance that the County may provide upon request. Ms. Hege provided a summary of the current CRA plan which includes housing projects and programs, street improvements, transit-oriented development (TOD), economic development, code compliance/education and utilities. After a question from an audience member regarding water/sewer connection, staff agreed to see what the County's current plans were, to not duplicate efforts.

VII. NANA, Grants Administrator –

A. Ms. Alice Townsend stated that NANA has hired a new project manager who will be introduced at an upcoming meeting.

- B. Business/Canvassing Efforts – Ms. Townsend stated she met with “Zoom Grants” which is a virtual platform to help with the data collection for the grant process. The grant applications are set to open in the Fall. After some questions from the Board regarding the type of grants, Ms. Townsend stated the grants would include both residential and business grants. Chairman McKinney encouraged audience members to connect with NANA for business suggestions to assist in NANA’s canvassing data collection efforts.

VIII. New Business– No new business was presented.

IX. Adjournment– There being no additional business, the meeting adjourned at 7:32 p.m.



## NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY

### Board Member Tour

**OFFICIAL MINUTES – Wednesday, July 31, 2024**

I. Call to Order – CRA Board Chairman McKinney called the tour to order at 6:31 p.m. The tour began and ended at Arcola Lakes Library.

II. Members present on the tour –

Aaron McKinney, Chairman	Present
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Absent

Others Present:

Vivian Cao, Chimene Graham, and Nicole Jordan, Miami-Dade County, Office of Management & Budget (OMB)  
Melissa Hege and Matthew Hege, MHCP COLAB  
Leroy Jones, Neighbors and Neighbors Association

Several other participants followed along in their personal vehicles

III. Tour – Ms. Melissa Hege thanked the Board Members who were present and began by referencing all the unsafe structures on the map. Chairman McKinney inquired about the vacant lots in the area and if any of them were County-owned. The group passed by affordable and low-income housing, which included visiting all four mobile home parks in the Area.

IV. The tour spots are listed below:

- Poinciana Industrial Area
  - The group observed a mixed-income housing development in the Area. Ms. Cao asked the Chairman what, in his opinion, could be done to improve the Area. Chairman McKinney suggested it could be a light industrial park with a mix of affordable and market rate townhomes and apartments. The group also observed several nearby contaminated parcels. Since there appeared to be no medical facilities in the Area, a suggestion was made that the residents could benefit from a hospital/urgent care/minute clinic. Ms. Hege stated there is a lot of potential for growth in the Area. Chairman McKinney expressed his wishes to activate the two County-owned lots that were recently remediated with a food truck option.
- NW 18<sup>th</sup> Avenue (future proposed project site: Broadway Corridor)
  - The group observed unsafe structures in the Area, took notice of the lack of businesses in the Area, inquired about the future improvements to the Area, and brainstormed ideas of how to revive the Area with business relocation programs and other incentives. Chairman McKinney stated that the County's Public Housing Department was applying for a grant to help revitalize NW 62<sup>nd</sup> Street and NW 22<sup>nd</sup> Avenue; Ms. Cao stated she would follow up.
- Northside Shopping Center/WalMart/Nearby area
  - Chairman McKinney suggested that more retail space be added to the Area through use of the large empty lots which abound. Mr. Hege stated that he met with a project manager with a local development group from North Miami which is using the *Live Local Act* to build 800 units which will include retail and restaurants spaces and a public park.
- Southern boundary of CRA Area, near the MLK Station
  - Ms. Cao stated there are two empty County lots that may be available for development.
- Proposed expansion areas
  - Toured two of the four areas currently under expansion consideration.

The tour ended at 7:35 pm.



# NW 79th Street CRA

Strategic Vision Update Board Retreat

September 25th, 2024

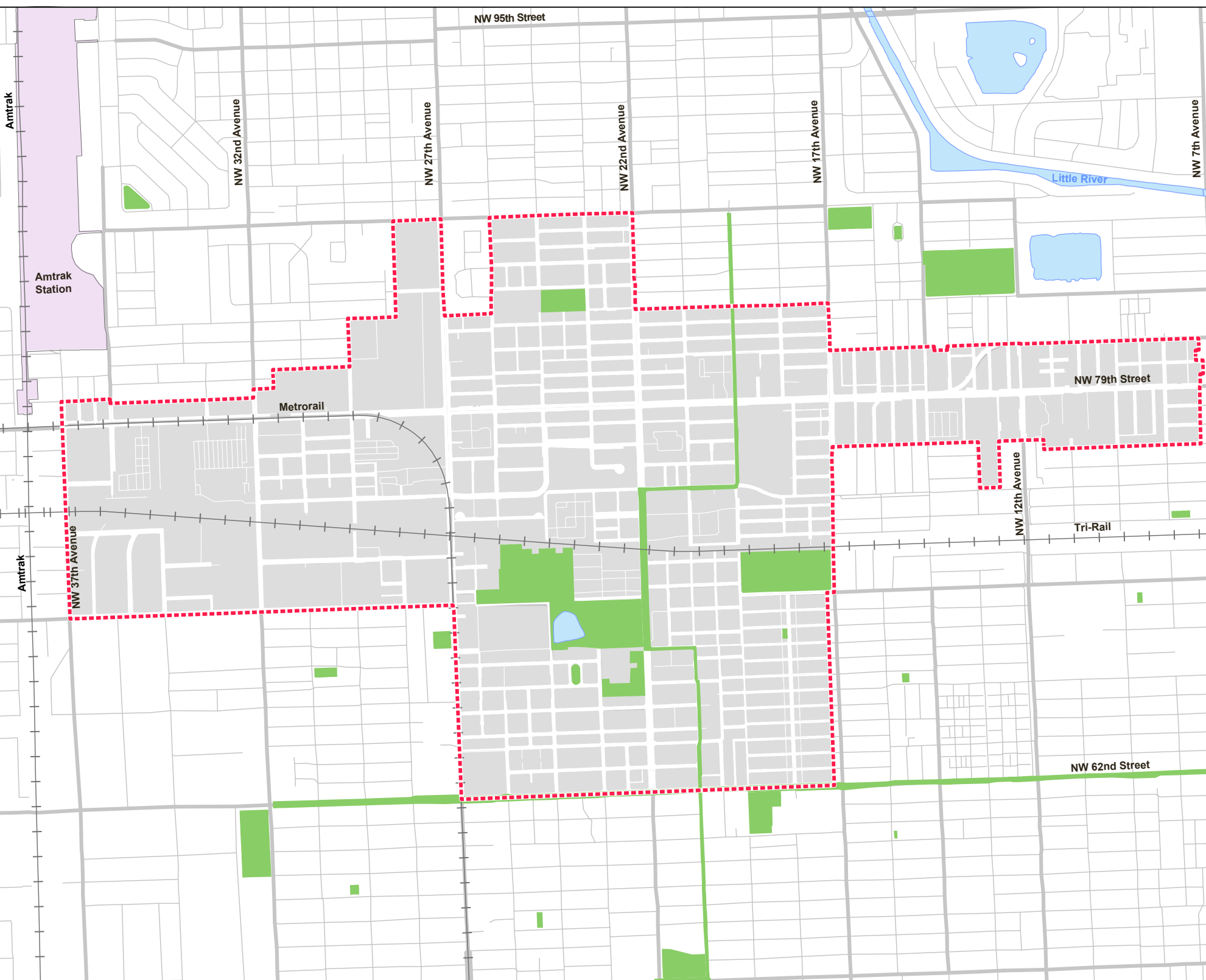
**MHCP  
COLAB**

CITY PLANNING, COMMUNICATIONS,  
PUBLIC RELATIONS + TRANSPORTATION



Local Government Consulting Group

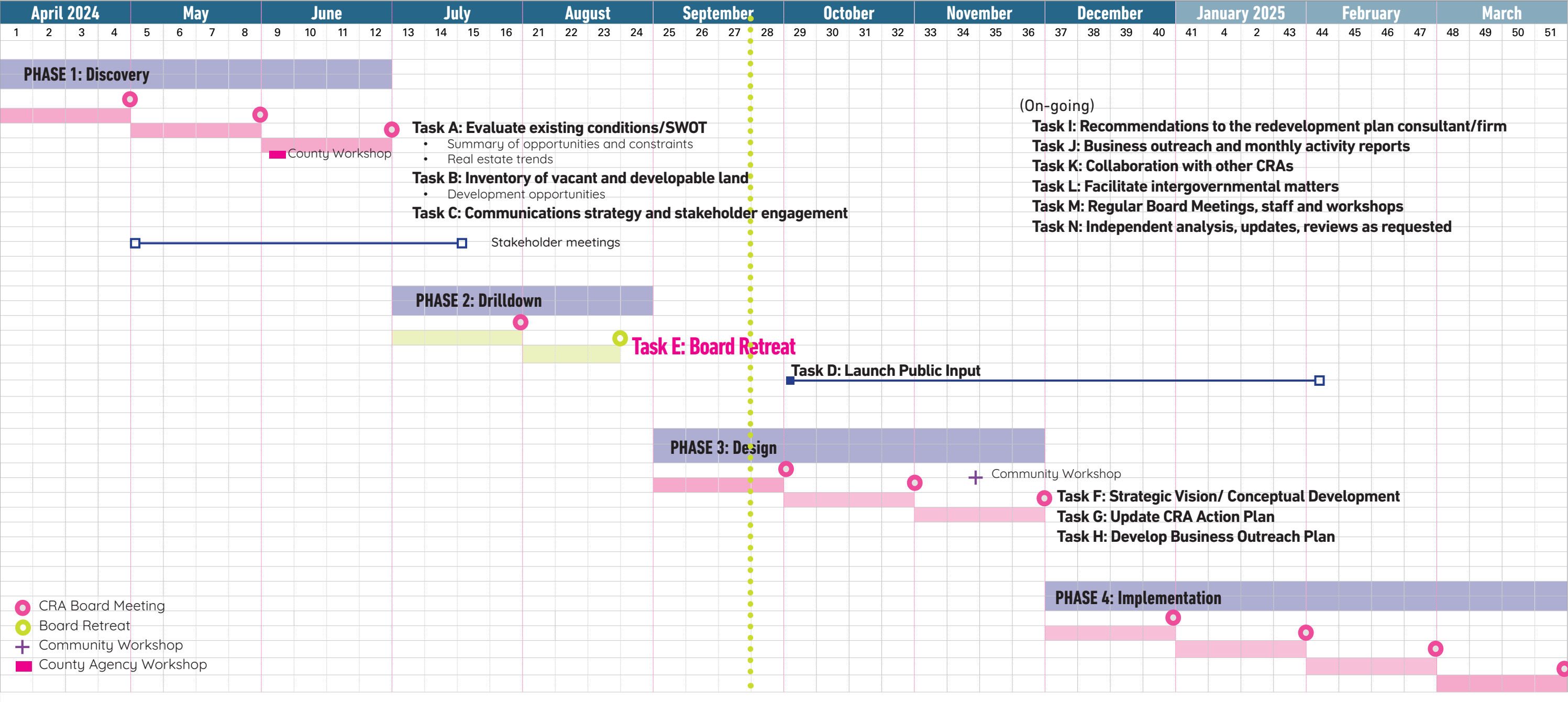




# Presentation Agenda

- Schedule Overview
- Recap of Themes from Retreat
- Prioritization Exercise

# Schedule



- CRA Board Meeting
- Board Retreat
- + Community Workshop
- County Agency Workshop



# 1 Planning + Transit Oriented Development

## 1. Planning Subareas and Land Acquisition

Focus targeted redevelopment efforts on specific subareas and understand the different needs and opportunities within each area. Develop a strategy for land acquisition.

## 2. Funding and Financing

Research funding and financing tools for land acquisition, removal of unsafe structures and other improvements.

## 3. Development Pipeline and Community Benefits

Understanding the pipeline of TOD developments, identifying desired characteristics and best sites serviced by transit.

## 4. Transit Oriented Development

Focusing development efforts on the western edge of the district where new development is under construction or recently constructed. Capitalize on retail success from Walmart shopping center.



Grove Station  
Coral Gables Station  
Douglas Road Station



## 2 Preservation and Activation

### 5. Vacant and Unsafe Structures

Determine a strategy for addressing unsafe structures and vacant land. Consider activations as temporary uses until the properties are redeveloped.

### 6. Historic Preservation- Naturally Occurring Affordable Housing

Naturally occurring affordable housing. Housing survey for age and condition, tenure and value.



The Kalamazoo County Land Bank manages tax-foreclosed, distressed, and underutilized properties to get them back to active use, back on the tax rolls, and as neighborhood assets.



Northside Shopping Center



Elks Lodge 1956

# 3 Housing + Neighborhoods

## 7. Improving Neighborhoods

Preserving single family neighborhoods, updating buildings and infrastructure.

## 8. Affordable and Senior Housing

Land banking infill lots in single family residential neighborhoods for senior living and affordable housing.

Kalamazoo, MI Land Bank: On former vacant and blighted land, Prairie Gardens senior cottages, Kalamazoo Land Bank, Western Michigan University and City of Kalamazoo and NSP, mixed income cottages. 24 units on 6-acres fully leased.



# 4 Infill, Industrial + Healthcare

## 9. Commercial Infill Development

Develop a longer term strategy for commercial on the east and the Broadway Corridor.

## 10. Institutional Partners for Healthcare and Education

Identify potential institutional partners for medical and satellite healthcare provider.

## 11. Repositioning Industrial

Converting or repositioning underperforming industrial sites.



Atrium Health's, The Pearl, focuses on equitable health outcomes, Charlotte, NC

# 5 Environment + Infrastructure

## 12. Brownfields

Researching brownfields remediation opportunities and coordinating with the county on Poinciana.

## 3. Infrastructure

Septic to sewer and roadway improvements.

## 14. Walkability and Safety Improvements

Crash data and traffic safety already in process with FDOT.

## 15. Parks and Open Space

Opportunity for new park at 79th and 30th spearheaded by PROS.

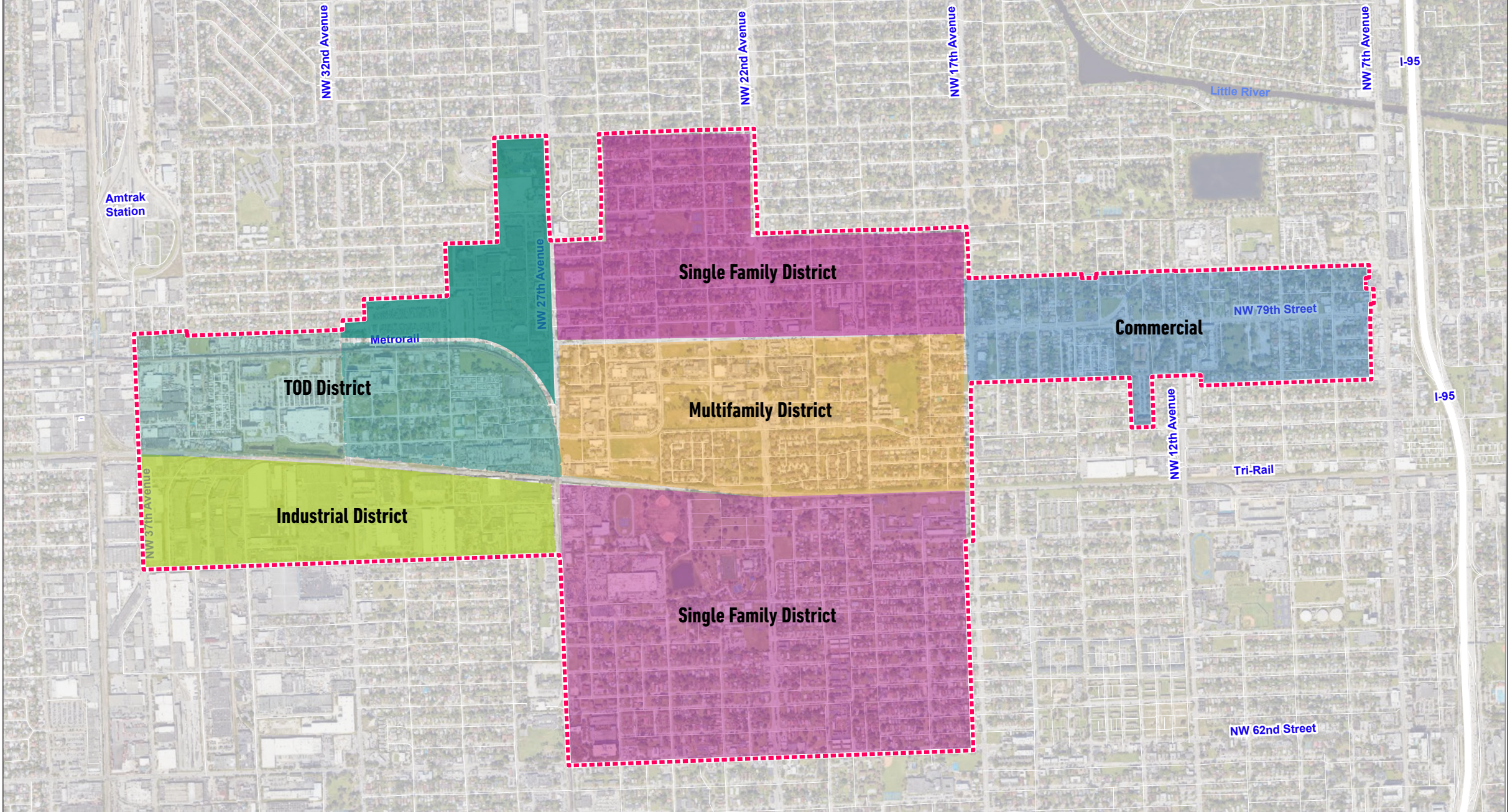


Pedestrian Crossing



PROS Park

# CRA Districts by Subarea



# SHORT TERM ACTIONS

## 1-3 Years

Rank short terms actions HIGH, MEDIUM, LOW priority

Ranking	Short Term Actions
	1. Develop subarea plans to address development opportunities including vacant land and key development parcels
	2. Update and revise the CRA Plan
	3. Mitigate vacant land through land acquisition, engaging with property owners, code enforcement, temporary uses
	4. Mitigate unsafe structures with code violations
	5. Conduct a housing affordability review
	6. Create a historic or conservation district
	7. Develop a mechanism for land acquisition and land banking
	8. Facilitate development by meeting with developers about planned projects, property owners about development potential, and create a menu of potential community benefits
	9. Facilitate infill development for commercial uses
	10. Create funding and financing tools including land lease, short term loans, bonding, public private partnerships
	11. Reposition industrial sites and evaluate vacancy rates
	12. Amend the zoning code to support height, density and uses that promote redevelopment
	13. Continue to support small businesses through grants

# MID AND LONG TERM ACTIONS

## 3-8 Years and 8-18 Years

Rank short terms actions HIGH, MEDIUM, LOW priority

Ranking	Short Term Actions
	1. Purchase unsafe structures
	2. Activate Poinciana Park with temporary uses
	3. Implement a plan to preserve affordable housing including repair and rehabilitation
	4. Develop senior housing options
	5. Develop new housing in coordination with county efforts
	6. Design and construct roadway improvements on city and county roads to enhance walkability
	7. Facilitate TOD near Northside Station and MLK Station
	8. Develop new parks based on an internal assessment of programming needs
	9. Develop partnerships with healthcare institutions to bring healthcare facilities into the district
	10. Develop partnerships with local institutions to expand workforce development opportunities
	11. Mitigate brownfields (long term)



# Additional Discussion

## Next Steps

**MHCP  
COLAB**

CITY PLANNING, COMMUNICATIONS,  
PUBLIC RELATIONS + TRANSPORTATION



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